

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 9, 2006

PUBLIC NOTICE OF A
DRAFT NEGATIVE DECLARATION
JO: 42-4723

The City of San Diego Land Development Review Division has prepared a draft NEGATIVE DECLARATION for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 29, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Charles Richmond, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to crichmond@sandiego.gov with the Project Number 75711 in the subject line.

General Project Information:

- Project No. 75711, SCH No. N/A
- Community Plan Area: Navajo
- Council District: 7

Subject: Rainier Place. PLANNED DEVELOPMENT PERMIT, TENTATIVE MAP, PUBLIC RIGHT-OF-WAY VACATION and a REZONE from RM-1-1 to RM-3-7 to develop 22 residential condominium townhome units on a 0.643 acre site and vacate a portion of Rainier Avenue. The project would demolish four single-family units. The project site is within the Navajo Community Plan area and Council District 7. APN 458-531-04,05, and 06. Legal Description: Lots 9 through 16 in Block 16 of Grantville and Out Lots in the City of San Diego, County of San Diego, State of California according to Map Thereof No. 776. This site is not included on any Government Code Listing for hazardous waste sites.

Applicant: Healy Custom Construction

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

Availability in Alternative Format: To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Charles Richmond at (619) 687-5948. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Jeff Robles at (619) 446-5273. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 9, 2006.

Robert Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Negative Declaration

Project Number: 75711

SUBJECT: Rainier Place. PLANNED DEVELOPMENT PERMIT, TENTATIVE MAP, PUBLIC RIGHT-OF-WAY VACATION and a REZONE from RM-1-1 to RM-3-7 to develop 22 residential condominium townhome units on a 0.643 acre site and vacate a portion of Rainier Avenue. The project would demolish four single-family units. The project site is within the Navajo Community Plan area and Council District 7. APN 458-531-04,05, and 06. Legal Description: Lots 9 through 16 in Block 16 of Grantville and Out Lots in the City of San Diego, County of San Diego, State of California according to Map Thereof No. 776. Applicant: Healy Custom Construction.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Not required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego

Councilmember Madaffer, District 7, MS 10A

Development Services Department, MS 501

Navajo Community Service Center, MS 95

City Attorney Office, Shirley Edwards, MS 59

City Planning and Community Investment, MS 4A

Other

Navajo Community Planners, Inc. (336)

San Carlos Area Council (338)

Healy Custom Construction

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Martha Blake, AICP, Senior Planner
Development Services Department

August 9, 2006

Date of Draft Report

Date of Final Report

Analyst: Charles Richmond

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 75711

SUBJECT: Rainier Place. PLANNED DEVELOPMENT PERMIT, TENTATIVE MAP, PUBLIC RIGHT-OF-WAY VACATION and a REZONE from RM-1-1 to RM-3-7 to develop 22 residential condominium townhome units on a 0.643 acre site and vacate a portion of Rainier Avenue. The project would demolish four single-family units. The project site is within the Navajo Community Plan area and Council District 7. APN 458-531-04,05, and 06. Legal Description: Lots 9 through 16 in Block 16 of Grantville and Out Lots in the City of San Diego, County of San Diego, State of California according to Map Thereof No. 776. Applicant: Healy Custom Construction.

I. PURPOSE AND MAIN FEATURES:

The project proposes to demolish four existing single-family units ranging from 840 to 950 square feet in order to construct 22 multi-family townhome units with a total of 42,056 square feet on a 0.643 acre site. The units would be divided between four, three-story buildings ranging between 5 and 6 units per building. All 22 units would be two bedroom townhomes with an option of two different floor plans. Plan A would be approximately 1889 square feet, while Plan B would be approximately 1972 square feet. All units would have attached two-car garages. A portion of Rainier Avenue would be vacated to provide parking along the project frontage on Rainier Avenue.

The project would grade all 0.643 acres (100 percent) of the project site. The project proposes a total cut amount of approximately 1,170 cubic yards of cut at a maximum depth of 3 feet. The project is not proposing any fill, manufactured slopes, or retaining walls. All 1,170 cubic yards of soil would be exported.

Vehicular access to the proposed townhome project would be from the alley at the southern property boundary. Vehicles would access the site using one of two driveways to access the attached garages. These driveways would not be through streets and would end with a block wall just south of Rainier Avenue. The project proposes 44 garaged parking spaces, 2 onsite surface spaces one of which would be accessible, and 10 on-street parking spaces. A portion of Rainier Avenue would be vacated in order to provide the street parking along the project frontage on Rainier Avenue.

The project is proposing ornamental and drought-tolerant landscaping. Pursuant to Section 142.0401 through Section 142.0413 of the City of San Diego's Land Development Code and the Land Development Manual's Landscape Guidelines, invasive species would not be used.

II. ENVIRONMENTAL SETTING:

The 0.643-acre site is located at 4535, 4537, 4541, and 4549 Rainier Avenue, within the Navajo Community Plan area and Council District 7 (see Figure 1). The site is currently zoned RM-1-1 (multi-family residential), but is proposing to rezone to RM-3-7 (multi-family residential). The rezone would remain consistent with the multi-family residential land uses (RM-3-9 zone) to the project's west and east boundaries.

The site is flat with an elevation of 125 feet above Mean Sea Level. The site currently drains into the San Diego River. The project site is located in the Mission San Diego Hydrologic Sub-area within the San Diego Hydrologic Unit and is a tributary to the San Diego River. The San Diego River is not on the most recent State Water Resources Control Board 303(d) list.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental resources were considered during the environmental review and determined NOT to be significant.

Historical Resources (Architectural)

The 0.643-acre site is currently developed with four single family units. All four residential units would be demolished to construct the proposed condominium development. As indicated in the Initial Study Checklist, City staff reviewed building records, site photographs, performed a background check on past residents, and reviewed the Historic Resources Board historic property list. Based on the available information, city staff determined that none of the properties embody distinctive characteristics of a type or period, nor were any important persons identified to be associated with the residences. Therefore, further review of the potential historicity was not required.

Human Health and Public Safety

The project is proposing to demolish four single-family units built prior to 1978. Due to the age of the buildings, asbestos and lead-based paint may be present and if so, could potentially pose a risk to human health and public safety. While the City of San Diego does not have permitting authority over the handling of hazardous material (excluding Fire Department for fire prevention purposes), all demolition activities must be conducted in accordance with the San Diego County Air Pollution Control District (SDAPCD) Rules 361.140 through 361.156 and the California Code of Regulations Title 8, 17, and 22 regarding the handling and disposal of Asbestos-containing materials and Lead-based paints.

The SDAPCD requires a project follow special procedures during demolition, renovation, and removal of asbestos containing material. In addition, the SDAPCD must be notified in writing at least 10 days in advance of any demolition regardless of whether any asbestos is present or not. Failure to meet these requirements would result in the issuance of a Notice of Violation.

If the testing shows the presence of asbestos or lead-based paints, then proper precautions must be made during the removal and disposal of asbestos or lead-based paint containing materials. The removal and disposal of these materials is regulated by state chapters of

federal agencies (Department of Occupational Safety and Health Agency and the California –Environmental Protection Agency), the SDAPCD, and the County of San Diego Department of Environmental Health (DEH). These agencies ensure that the demolition crew, adjacent residents, or other individuals are not exposed to these hazardous building materials.

Because the above-mentioned State and County agencies oversee asbestos and lead-based paint removal, and it is required of the applicant to involve these agencies prior to any demolition activities as per state and county law, human health and public safety impacts due to the demolition of the motel and restaurant would be below a level of significance. Therefore, no additional mitigation would be required.

Water Quality

The most immediate receiving water for the project site is the San Diego River (Hydrologic Unit Code 907.11). According to the California 303(d) list published by the San Diego Regional Water Quality Control Board (RWQCB Region 9), the project site is not directly tributary to a 303(d) listed water body.

According to the City of San Diego Storm Water Manual and the completed Storm Water Requirements Applicability Checklist, this project is considered a “priority project”, and required the completion of a Water Quality Technical Report. A Water Quality Technical Report, entitled *Water Quality Technical Report, Rainier Avenue Condominiums*, prepared by SB & O Inc., dated March 21, 2006, has been reviewed and approved by the City Engineer.

The Water Quality Technical Report addressed potential water quality impacts during both construction and post-construction phases of the project. A Storm Water Pollution Prevention Plan is not required under the State General Construction Permit, but a Water Pollution Control Plan (WPCP) would be prepared for the project at the time of the construction drawings.

To address potential post-construction water quality impacts, the Water Quality Technical Report identified the expected pollutants. In accordance with Table 2, Section III of the City’s Storm Water Standards Manual, the anticipated pollutants of concern from this development include an increase in sediment discharge from the site due to concentration of flows (which may carry absorbed pollutants of concern), pesticides, oils, grease, and other hydrocarbons from landscaped areas, parking lots, and driveways. The proposed post-construction BMP would include site design, source control, and treatment BMPs, which would reduce impacts to water quality to below a level of significance. Consequently, no mitigation would be required beyond implementation of construction and post-construction BMPs.

V. RECOMMENDATION:

On the basis of this initial evaluation:

 √ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

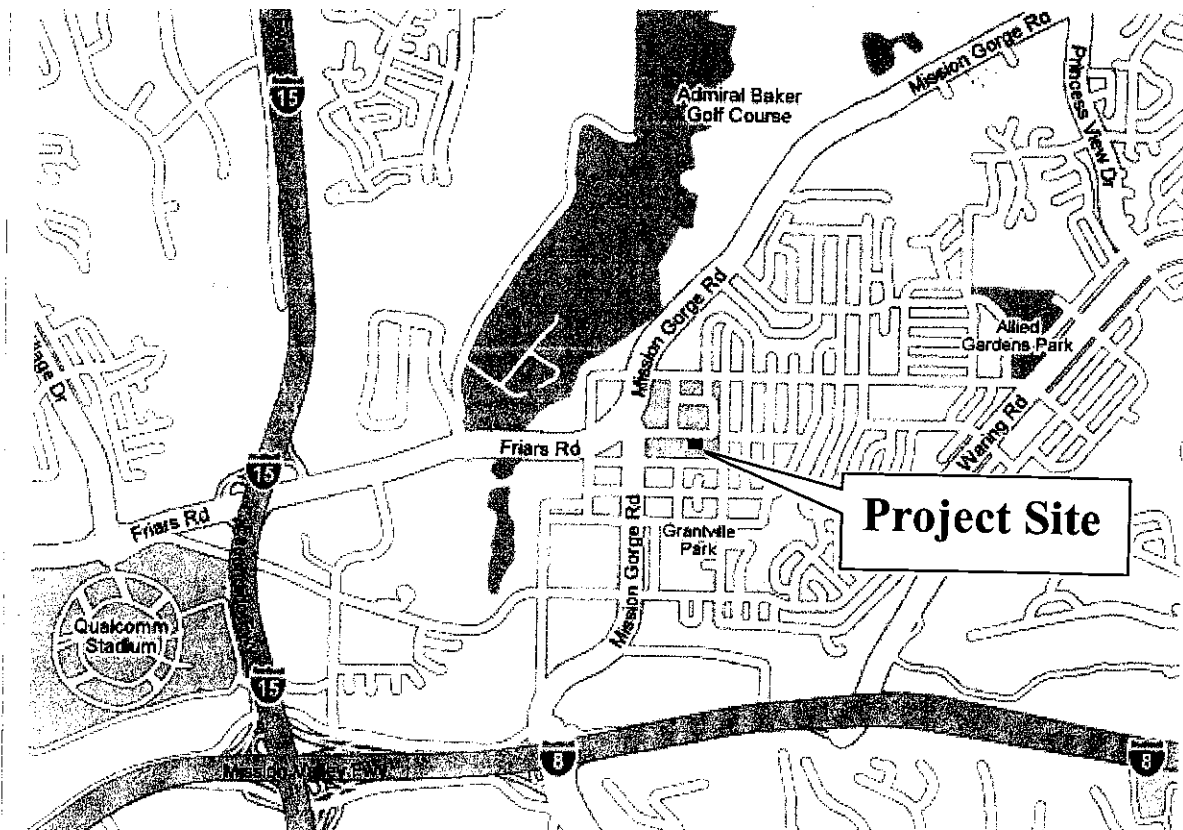
 Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the

mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Charles Richmond

Attachments: Initial Study Checklist
 Figure 1 – Location Map
 Figure 2 – Site Plan
 Figure 3 – Elevation

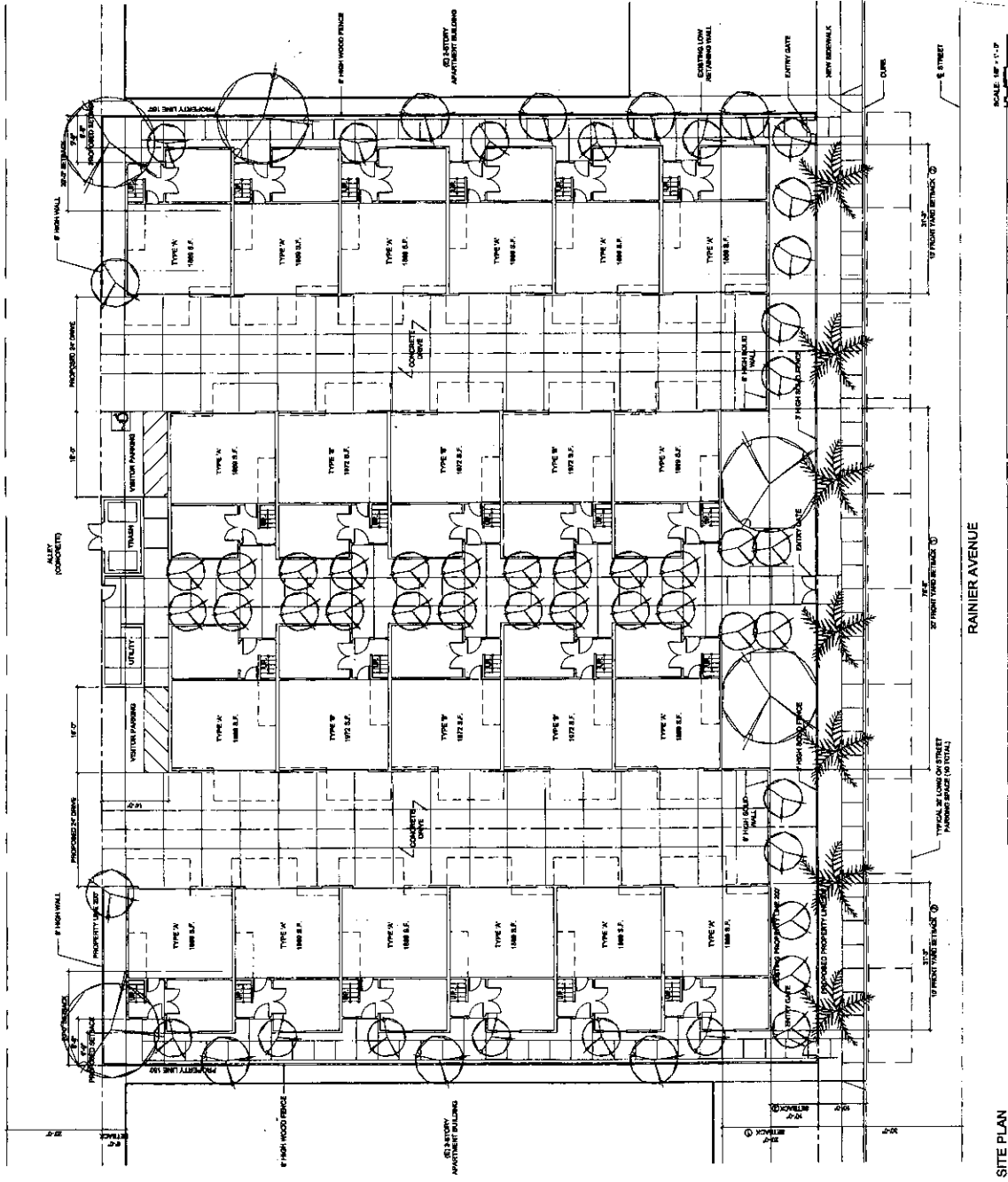



Location Map

Environmental Analysis Section Project No. 75711
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



Initial Study Checklist

Date:	<u>May 2006</u>
Project No.:	<u>75711</u>
Name of Project:	<u>Rainier Place</u>

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|--|----------|----------|----------|
| <p>A. The obstruction of any vista or scenic view from a public viewing area?</p> <p><u>The proposed project would construct a three story multi-family project with a total of 22 units. No such vista or scenic view would be obstructed, nor was such a view identified in the Navajo Community Plan.</u></p> | <p>—</p> | <p>—</p> | <p>√</p> |
| <p>B. The creation of a negative aesthetic site or project?</p> <p><u>The proposed project would be a three-story, contemporary town home development consistent with the community plan design guidelines. No negative aesthetic site would result from project implementation.</u></p> | <p>—</p> | <p>—</p> | <p>√</p> |
| <p>C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?</p> | <p>—</p> | <p>—</p> | <p>√</p> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The surrounding uses are multi-story multi-family residences. The proposed residential project would be consistent with the surrounding development in terms of bulk, scale, materials, and style.</u>			
D. Substantial alteration to the existing character of the area? <u>The proposed project is in conformance with the general character of the area (multi-family residential uses exist to the west, south, and east) and would not substantially alter the existing character. See I-A.</u>	—	—	<u>√</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>There are no distinctive or landmark tree(s), or a stand of mature trees on the site.</u>	—	—	<u>√</u>
F. Substantial change in topography or ground surface relief features? <u>On-site grading would occur. However, no substantial change in topography or ground surface would occur.</u>	—	—	<u>√</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No loss, covering, or modification of any of the above mentioned geologic or physical features would occur.</u>	—	—	<u>√</u>
H. Substantial light or glare? <u>The project is a three-story, 22 unit multi-family residential development that would use a wood frame and stucco exterior. The project would not produce a substantial amount of light or glare.</u>	—	—	<u>√</u>
I. Substantial shading of other properties? <u>No such effect would occur. See I-H.</u>	—	—	<u>√</u>

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is on developed land with existing single family buildings on-site. No known mineral resources are present.</u>	—	—	<u>√</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is located within a developed, urbanized area.</u>	—	—	<u>√</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The proposed project is a 22-unit, multi-family residential development. The project would generate 176 ADTs. The current single family uses generate 40 ADTs. Because the increase in traffic ADTs would not be substantial and would conform with the Community Plan, the project would not conflict or obstruct the applicable air quality plan.</u>	—	—	<u>√</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>√</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III-A.</u>	—	—	<u>√</u>
D. Create objectionable odors affecting a substantial number of people? <u>See III-A.</u>	—	—	<u>√</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>There is a potential for the creation of dust particulate during demolition and construction only. However, the City Municipal Code and the County Air Pollution Control District require dust suppression measures be implemented during construction activities.</u>			
F. Alter air movement in the area of the project? <u>The existing single family residences would be demolished and the multi-family residential erected in its place. Air movement would not be substantially altered. See III-A.</u>	—	—	<u>√</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III-A.</u>	—	—	<u>√</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>City vegetation maps and a city visit by city staff concluded that there is no sensitive habitats onsite. No sensitive plants or animals would be impacted by the proposed development.</u>	—	—	<u>√</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	—	<u>√</u>
C. Introduction of invasive species of plants into the area? <u>Proposed project landscaping would conform to the City of San Diego's approved plant species and invasive species would not be introduced into the area.</u>	—	—	<u>√</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such corridors exist on or adjacent to the project site.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u></p>	—	—	<u>√</u>
<p>F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV-A.</u></p>	—	—	<u>√</u>
<p>G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Project is not within or adjacent to the MHPA.</u> <u>See IV-A.</u></p>	—	—	<u>√</u>
V. ENERGY – Would the proposal:			
<p>A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed residential development would not use excessive amounts of fuel or energy.</u></p>	—	—	<u>√</u>
<p>B. Result in the use of excessive amounts of power? <u>See V-A.</u></p>	—	—	<u>√</u>
VI. GEOLOGY/SOILS – Would the proposal:			
<p>A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project lies within Geologic Hazard Zone 52, a zone characterized by favorable geologic and a low risk for geologic hazards. The project is required to be built to the engineering standards set by CCR Title 24 and would not create a geologic hazard.</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would be constructed on existing developed land. A permanent BMP schedule, in compliance with the City's Storm Water Manual, has been submitted. BMPs using erosion control methods would be implemented.</u></p>	—	—	<u>√</u>
<p>C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI-A.</u></p>	—	—	<u>√</u>
<p>VII. HISTORICAL RESOURCES – Would the proposal result in:</p>			
<p>A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project is outside the historical sensitivity map boundaries. No sites are within ½ mile of the project site. Development of the proposed project would not result in a potential impact to historical resources.</u></p>	—	—	<u>√</u>
<p>B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>There are four existing single-family buildings that are older than 45 years old and are proposed for demolition. All four dwellings were evaluated by City staff for historical significance. None were considered to embody distinctive characteristics of a type or period, nor were any important persons associated with the residences. Building records and site photos indicate that they have undergone significant modifications since their original construction dates and do not have historical integrity. See Initial Study discussion.</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	—	<u>√</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such potential exists on-site. See VII-A.</u>	—	—	<u>√</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII-A.</u>	—	—	<u>√</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The project would demolish existing single-family residences and develop 22 multi-family units. No health hazards are anticipated. In addition, the proposed project must comply with state laws and these shall be enforced by the Air Pollution Control District and the County's Department of Environmental Health (including asbestos removal and lead-based paint removal).</u>	—	—	<u>√</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>It is not anticipated that the residential uses would transport, use, or dispose of hazardous materials. See VIII-A.</u>	—	—	<u>√</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The project would be designed to the City's Fire Department standards and streets would accommodate fire equipment trucks. No such impairment is anticipated.</u></p>	—	—	<u>√</u>
<p>E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The site is not listed on the County's Department of Environmental Health Site Assessment Mitigation case listing.</u></p>	—	—	<u>√</u>
<p>F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A.</u></p>	—	—	<u>√</u>
<p>IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:</p>			
<p>A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Site Design, Source Control, and Treatment Control BMPs are being proposed to control erosion, storm water contamination, and prevent other runoff related hazards per the City's Storm Water Regulations.</u></p>	—	—	<u>√</u>
<p>B. An increase in impervious surfaces and associated increased runoff? <u>The subject properties currently are developed with existing multi-family residences. The proposed project would be expand the impervious surface area, but appropriate BMPs would be implemented to reduce runoff and</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>minimize pollutant discharge into the local watershed. See IX-A.</u>			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>The project site is located in the Mission San Diego Hydrologic Sub-area within the San Diego Hydrologic Unit and is a tributary to the San Diego River. The San Diego River is not on the most recent SWRCB 303(d) list. See IX-A. and -B.</u>	—	—	<u>√</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is requesting a rezone to allow for multi-family housing. The rezone is consistent with the community plan and the land use would remain multi-family (RM-1-1 to RM-3-7).</u>	—	—	<u>√</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project would not conflict with any adopted environmental plans including the City's MSCP Subarea Plan. See X-A.</u>	—	—	<u>√</u>
D. Physically divide an established community? <u>The project would not divide an established community.</u>	—	—	<u>√</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan (ALUCP)? <u>Project would not conflict with any ALUCP.</u>	—	—	<u>√</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The project is proposing to demolish four single family residences and develop 22 multi-family units. The project would not increase ambient noise levels.</u>	—	—	<u>√</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>Mission Gorge Road is located west of the project boundary. Using existing and future traffic volumes, City staff determined that noise levels on Mission Gorge Road at the project boundary would not expose people to excess levels of noise.</u>	—	—	<u>√</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Mission Gorge Road is located west of the project boundary. City staff evaluated the noise levels Mission Gorge Road at the project</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>boundary and determined that noise levels would not exceed 65 dBA CNEL.</u>			
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Project site is underlain by Stream-terrace deposits which is designated with a low potential of containing fossil resources. No impact to paleontological resources would occur.</u>	<u>—</u>	<u>—</u>	<u>√</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>There are four existing single family residences onsite that are proposed for demolition. The proposed project would develop 22 multi-family units in their place. The development density is consistent with the community plan. The incremental increase in population would not induce substantial population growth.</u>	<u>—</u>	<u>—</u>	<u>√</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would demolish four single family homes to develop 22 residential units, with a net gain of 18 units. The project would not permanently displace housing in the area.</u>	<u>—</u>	<u>—</u>	<u>√</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-A.</u>	<u>—</u>	<u>—</u>	<u>√</u>
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection? <u>Proposed project would replace a four single family residences in an urbanized area and would therefore not significantly affect fire protection. Fire Protection is currently available to the new development and would continue to be available with the proposed project.</u>	—	—	<u>√</u>
B. Police protection? <u>Police protection would be available to the new development. See XIV-A.</u>	—	—	<u>√</u>
C. Schools? <u>SB 50 requires developers to contribute to a fund for local schools to mitigate for the development. No effect would occur. Please see the Initial Study discussion.</u>	—	—	<u>√</u>
D. Parks or other recreational facilities? <u>The project would be required to pay a development impact fee (DIF) for park development. No effect would occur.</u>	—	—	<u>√</u>
E. Maintenance of public facilities, including roads? <u>Maintenance of public facilities would not be significantly affected by the project being implemented. See XIV-A.</u>	—	—	<u>√</u>
F. Other governmental services? <u>No effect would occur. See XIV-A.</u>	—	—	<u>√</u>

XV. RECREATIONAL RESOURCES – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project would pay a DIF for new park development and maintenance of existing parks.</u> <u>No significant effect would occur.</u>	—	—	<u>√</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>No such adverse effects would occur. See X-V.</u>	—	—	<u>√</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The project would generate a small increase (176 ADTs) in traffic over what is currently generated (40 ADTs). Traffic generation is not expected to exceed the Navajo Community Plan's recommended allowance. No significant traffic-related changes would occur.</u>	—	—	<u>√</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI-A.</u>	—	—	<u>√</u>
C. An increased demand for off-site parking? <u>The project would be required to adequately supply the residential units with on-site parking spaces in accordance with the City's parking ordinance.</u>	—	—	<u>√</u>
D. Effects on existing parking? <u>The four single family residences would be demolished and replaced with 22 multi-family units. The project would be required to provide adequate parking onsite. See XVI-C.</u>	—	—	<u>√</u>
E. Substantial impact upon existing or planned transportation systems?	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XVI-A.</u>			
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Public access to any such areas would not be impacted.</u>	—	—	<u>√</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Project is to be designed to current engineering standards. No such impacts would result.</u>	—	—	<u>√</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>It is not anticipated that the project would create any conflicts with such adopted transportation policies, plans, or programs.</u>	—	—	<u>√</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The project site is currently occupied four single family residences and is served by natural gas utilities. The proposed project would not require new or substantial alterations to existing natural gas utilities.</u>	—	—	<u>√</u>
B. Communications systems? <u>Communications utilities are present on-site. No new or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
C. Water? <u>Water utilities are present on-site. No new or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
D. Sewer?	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Sewer utilities are present on-site. No new or substantial alterations would be required. See XVII-A.</u>			
E. Storm water drainage? <u>Storm Water drainage would be developed and maintained in accordance with the City's Storm Water Guidelines. No new or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
F. Solid waste disposal? <u>Solid waste disposal utilities are present on-site. No new or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>Project would not use excessive amounts of water.</u>	—	—	<u>√</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be consistent with the City's Landscaping Regulations.</u>	—	—	<u>√</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No sensitive habitats exist on-site. All four buildings onsite have been evaluated by City staff and are not considered to be historically significant. The project does not have the potential to affect any of the above.</u>	—	—	<u>√</u>
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Yes Maybe No

- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)

— — —[√]—

Project is consistent with the long-term vision and would not achieve short-term goals to the disadvantage of long-term goals. Please see the Initial Study discussion.

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — —[√]—

The project is consistent with the adopted community plan. No cumulative impacts are anticipated.

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
- The proposed residential project would not cause substantial adverse environmental effects on human beings, either directly or indirectly.

— — —[√]—

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

√ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report: _____.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. Biology

√ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

___ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

√ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ___ Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- √ City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report:
- V. Energy N/A**
- ___
- VI. Geology/Soils**
- √ City of San Diego Seismic Safety Study.
- √ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ___ Site Specific Report:
- VII. Historical Resources**
- √ City of San Diego Historical Resources Guidelines.
- √ City of San Diego Archaeology Library.
- √ Historical Resources Board List.
- ___ Community Historical Survey:
- ___ Site Specific Report: _____.
- VIII. Human Health / Public Safety / Hazardous Materials**
- √ San Diego County Hazardous Materials Environmental Assessment Listing, 2006.
- ___ San Diego County Hazardous Materials Management Division

- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☒ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report:_____.

IX. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☒ Clean Water Act Section 303(d) list, dated July, 2003, http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- ☒ Site Specific Report: Water Quality Technical Report, Rainier Avenue Condominiums, prepared by SB & O Inc., dated March 21, 2006

X. Land Use

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Land Use Compatibility Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.

☒ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☐ City of San Diego Progress Guide and General Plan.

☒ Site Specific Report:

XII. Paleontological Resources

☒ City of San Diego Paleontological Guidelines.

☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

☐ Site Specific Report:_____.

XIII. Population / Housing

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

☐ Other:_____.

XIV. Public Services

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

XV. Recreational Resources

- ___ City of San Diego Progress Guide and General Plan.
- √ Community Plan.
- ___ Department of Park and Recreation
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ Additional Resources:_____.

XVI. Transportation / Circulation

- √ City of San Diego Progress Guide and General Plan.
- √ Community Plan.
- √ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- √ San Diego Region Weekday Traffic Volumes, SANDAG.
- ___ Site Specific Report:

XVII. Utilities

- √ Community Plan

XVIII. Water Conservation N/A

- ___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.